CITY OF MINNEAPOLIS
At a Glance: Ward 11

Department of Regulatory Services
2016 Report

Minneapolis
City of Lakes

Dedicated to strengthening communities by partnering with residents, neighborhoods and businesses to make the city safer, healthier and more inviting for all, Regulatory Services is responsible for Animal Care & Control, Fire Inspection Services, Housing Inspection Services (including the Problem Properties Unit), as well as Code Compliance and Traffic Control.

Data collection, cleaning, and reporting are at the core of Regulatory Services' work, providing us with a strong foundation on which to build a culture of data-driven decision making, transparency, and resident engagement. The Department strengthens the city by:

- Partnering with residents, organizations, and stakeholders;
- Analyzing data to effectively align our activities with the city's strategic priorities, identify trends, and effectively deploy resources; and
- Communicating results in meaningful and understandable ways.

In its second edition, the Ward & Neighborhood Profiles Report demonstrates the Department's commitment to the effective use of analytics in a variety of ways.

- Data is provided at the citywide, ward, and neighborhood levels to help readers target their area of interest.
- Summary statistics of data are provided to help readers understand broader context and trends.
- Maps reflecting the data are created to help readers visually understand both frequency and geographic impact.

Critically important to our efforts is the commitment of the City of Minneapolis to use performance management as a tool to continuously improve the core services that it provides. The Ward & Neighborhood Profiles Report was made possible through the contributions of many individuals, with Quinn Carr leading the development, design and publications of the report, and Glen Haslerud and Fatuma Qorane assisting in the creation of the maps and narrative.

To learn more about Regulatory Services and view our other reports, please visit
http://www.minneapolismn.gov/regulatoryservices/

Please do not hesitate to contact us with questions, comments or suggestions for future editions of the report.

Noah Schuchman
Director
Regulatory Services

Glossary

Change of Ownership & Conversion

- A new property owner to a rental licensed property that has changed ownership.
- Conversions refer to properties that have been converted from owner-occupied to a rental licensed property.

Condemned

- Refers to a building that has been deemed unsafe to live in.
- May be condemned when:
  - It is vacant and boarded for more than 60 days.
  - It is determined to be unsafe.
  - An inspector cites specific hazards.
  - It is dilapidated and no specific hazards are cited, but the inspector has assigned the property a score by ordinance qualifying it for condemnation.
  - Utilities to it have been discontinued. or
  - There is a housing hygiene problem as determined by Housing Inspection Services Division.

Conduct on Premise

- Refers to the 1991 amendment to the Rental Licensing Ordinance that allows Minneapolis to address qualifying incidents of disorderly conduct of tenants and their guests that adversely impact neighbors.

Dangerous Dogs

- Domestic animals which have bitten or demonstrated aggression must be investigated to determine if it is a threat to the public's safety and should be declared "dangerous".
- Declarations are determined based on the severity of the incident, including serious bites and unprovoked aggressive behavior.

Illegal Occupancy

- Refers to a situation where properties are not used for their permitted purposes. This can include illegal or unpermitted over-occupancy, units, basement or attic occupancy, accessory buildings, room size, ceiling height, window size, and basement or attic bedroom remodeling.

Police Calls

- Refers to all police activity that has occurred at properties in a given ward or neighborhood over the last two years. Several police calls can be associated with a single incident.
- Police calls at an intersection, street or area not identified at a specific property are not included.
- Domestic and medical related calls are not included.

Problem Properties Unit (PPU)

- Refers to the case management team within the Housing Inspection Services Division charged with identifying the City's most challenging properties and developing an action plan to resolve their issues.
- PPU tracks and manages boarded, vacant, and condemned housing.

Property

- A property is defined as the unique building with an address. Past reports defined a property as a parcel address but this report is focusing on the unique buildings. There can be several parcel addresses on one building.

Rental Licenses

- Refers to all rental dwellings and dwelling units, including rented single-family homes and rented dwelling units in owner-occupied homes, as well as rented condominiums, rented townhouses and leasehold cooperative dwelling units.
- Certain dwellings are exempt including owner-occupied dwelling units in a cooperative, condominium or townhouse building. hotels, convents, monasteries, licensed nursing homes, licensed board and care homes, parsonages, parish houses, manses and rectories, hospitals, and public housing are also exempt.

Tier Rental Licensing

- Refers to the rental license billing system in which every rental licensed property is evaluated annually based on property conditions.
- A designated tier is assigned to the rental license. The rental license bill and amount of time between routine inspections reflect the tier, with 3 being the highest billed/most often inspected and 1 being the lowest billed/least often inspected.

Vacant Building Registry (VBR)

- Refers to the City's Vacant Building Registry, which is a list of all properties that meet the legal criteria for inclusion into the VBR program including:
  - Condemned requiring a code compliance inspection.
  - Unoccupied and unsecured for five days or more.
  - Unoccupied and secured by means other than those normally used in the design of the building for 30 days or more.
  - Unoccupied with multiple housing maintenance, fire or building code violations existing for 30 days or more.
  - Unoccupied more than 365 days with an order having been issued to correct a nuisance condition or
  - A vacant commercial or residential building or structure which is unable to receive a certificate of occupancy due to work stoppage or expired permits.

To search the detailed City of Minneapolis Ordinance page, please visit:

https://www.municode.com/library/mn/minneapolis/codes/code_of_ordinances

Ward 11 Profile

Land Use Breakdown by Properties

Land Use	Number	Percentage
Bar, Restaurant, Club, Entertainment	11	0.1%
Comm. Work Shop	15	0.1%
Common Area	1	0.0%
Garage or Misc. Residential	5	0.0%
*Group Residence	11	0.1%
Ind. Warehouse, Factory	11	0.1%
Institution, School, Church	32	0.3%
Misc. Commercial	6	0.1%
*Mixed Comm., Res., Apt.	10	0.1%
*Multi Family Apartment	122	1.1%
*Multi Family Residential	542	5.0%
Office	44	0.4%
Public Accommodations	0	0.0%
Retail	61	0.6%
*Single -Family Attached Dwelling	53	0.5%
*Single-Family Detached Dwelling	9,425	86.7%
Sport or Recreation Facility	10	0.1%
Utility	2	0.0%
Vacant Land	485	4.5%
Vehicle Related Use	24	0.2%
Grand Total:	**10,870**	**100.0%**

Rental Licensed Properties by Units

- 88.7% 1-3 Units
- 9.2% 4-15 Units
- 2.1% 16+ Units

Rental License Information

Total Rental Licenses	1,053
Properties with Rental Licenses	1,018
Rental Units	3,114
Average Rental Units per Property	3.1
Rentals / Total Residential	10.0%

2015 Conversions and CHOWNs

Properties with Conversions[1]	68
Properties with CHOWNs[1]	33

Rental Licenses Applicants in Minneapolis

Residence	Number	Percentage
Minneapolis	450	42.7%
St. Paul	32	3.0%
Rest of Minnesota	436	41.4%
Out of State	123	11.7%
Out of Country	12	1.1%
Grand Total:	**1,053**	**100%**

Rental Licensed Properties by Units

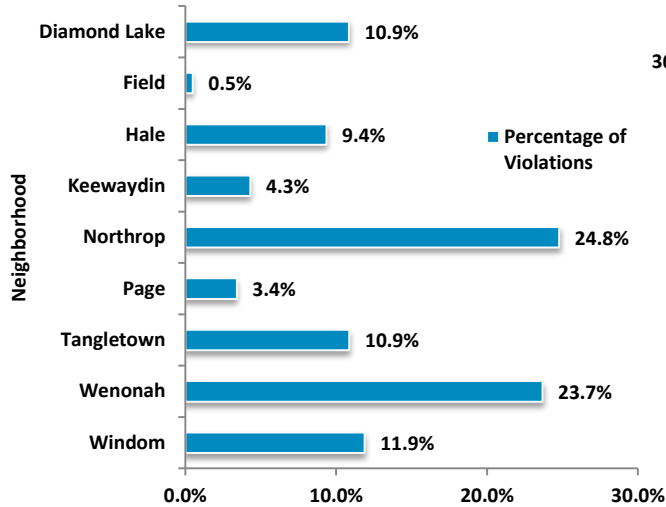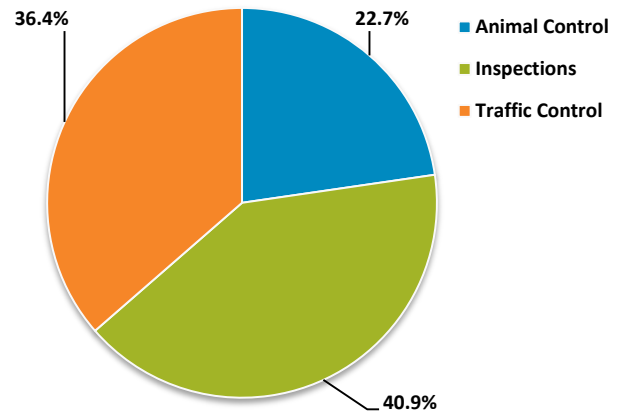| Units	Number	Percentage
1 Unit	601	59.0%
2 Units	285	28.0%
3 Units	17	1.7%
4-5 Units	38	3.7%
6-10 Units	34	3.3%
11-15 Units	22	2.2%
16-20 Units	4	0.4%
21-30 Units	4	0.4%
31+ Units	13	1.3%
Grand Total:	**1,018**	**100.0%**
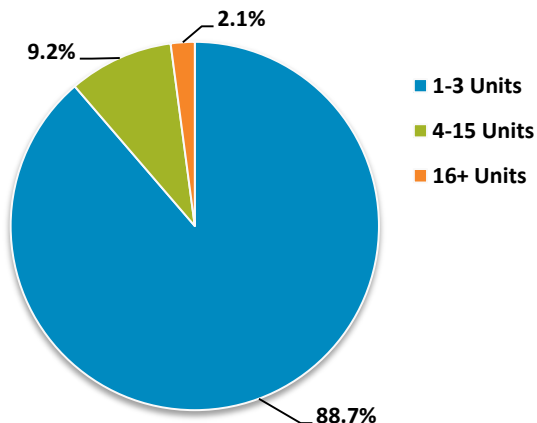
Ward 11 Profile

Housing Violations (last two years)

	All Violations	Exterior Violations	Fire Violations	Interior Violations	Nuisance Violations
Properties:	**2,113**	337	231	630	1594
Violations:	**5,196**	718	467	1,668	2,343

311 Service Requests (2015)

	Ward Total	Animal Control	Inspections	Traffic Control
Number:	**1,774**	403	725	646
Percentage:	**100.0%**	22.7%	40.9%	36.4%

Violations by Neighborhood (last 2 years)

Diamond Lake — 10.9%
Field — 0.5%
Hale — 9.4%
Keewaydin — 4.3%
Northrop — 24.8%
Page — 3.4%
Tangletown — 10.9%
Wenonah — 23.7%
Windom — 11.9%

Percentage of Violations

311 Service Requests

- Animal Control — 22.7%
- Inspections — 40.9%
- Traffic Control — 36.4%

Properties with Serious Animal, Housing and Police Issues

	Condemned	Conduct on Premise	Dangerous Dogs	Good Cause List	Illegal Occupancy	Total Police Calls[2]	PPU	VBR
Current:	0	5	3	0	2	–	1	13
Last Two Years:	2	7	-	2	8	11,769	1	24

Code Compliance and Traffic Control Citations (2015)

	Ward Total	Snow Emergency[3]	Non-Snow Emergency
Number:	**2,061**	121	1,940
Percentage:	**100.0%**	5.9%	94.1%

Housing and Police Issues

Condemned — 4.8%
Conduct on Premise — 16.7% / 23.8%
Illegal Occupancy — 19.0% / 9.5%
PPU — 2.4% / 4.8%
VBR — 57.1% / 61.9%

- Last 2 Years
- Current

Percentage of Total Properties with Violation
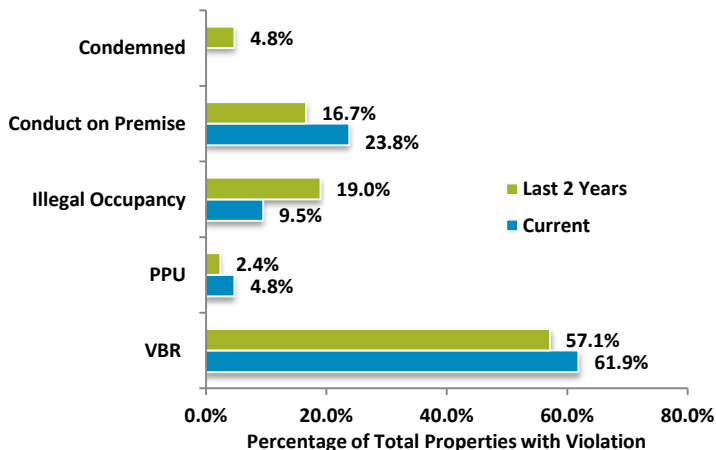
Demographic Profile

Population & Language

Data Source:	2010 Census					2009-2013 American Community Survey	
Category:	Population					Language	
	Total Population	17 Years & Younger	18 Years & Older	Male	Female	Speaks only English	Speaks Language other than English
Number:	33,804	7,837	25,967	16,270	17,534	27,929	4,205
Percentage:	100.0%	23.2%	76.8%	48.1%	51.9%	86.9%	13.1%

Race & Ethnicity

Data Source:	2009-2013 American Community Survey								
Category:	Race							Ethnicity	
	American Indian or Alaskan Native	Asian or Pacific Islander	Black or African American	Hispanic or Latino	Other	Two or More	White	Foreign Born	Native Born
Number:	195	617	3,191	3,381	119	1,183	26,583	3,350	27,418
Percentage:	0.6%	1.7%	9.0%	9.6%	0.3%	3.4%	79.1%	10.9%	89.1%

Population

Race
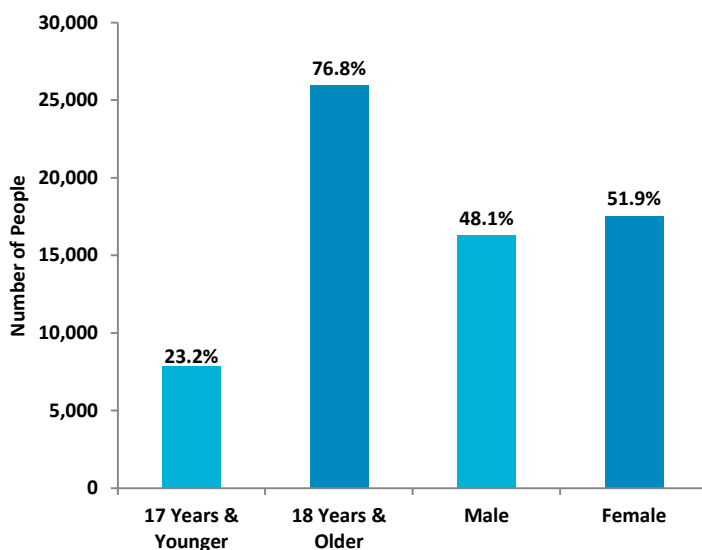
American Indian or Alaskan Native
Asian or Pacific Islander
Black or African American
Hispanic or Latino
Other
Two or More
White
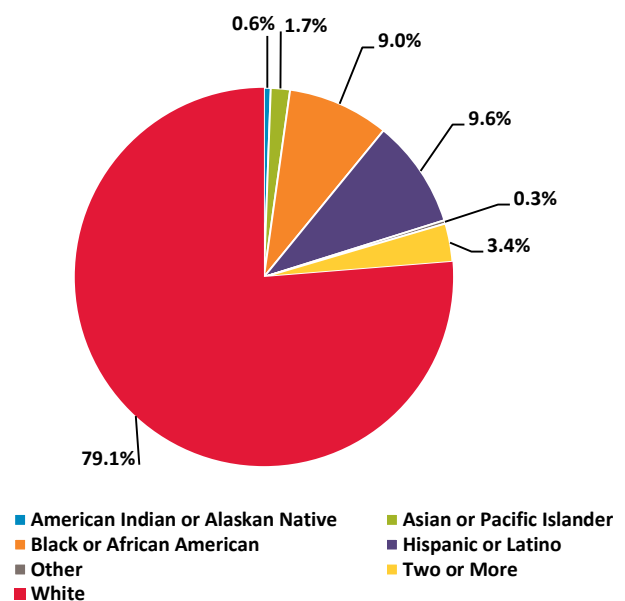
Demographic Profile

Housing

Data Source:	2010 Census				2009-2013 American Community Survey				
	Total Housing Units	Occupied Housing Units	Vacant Housing Units	Average Household Size	Units Built: 2000 or later	Units Built: 1970-1999	Units Built: 1940-1969	Units Built: 1939 or Earlier	Total Cost-Burdened Households [4]
Number:	14,668	14,105	563	2.4	219	1,188	6,181	7,178	4,090
Percentage:	100.0%	96.2%	3.8%	-	1.5%	8.0%	41.9%	48.6%	29.0%

Education & Household Income

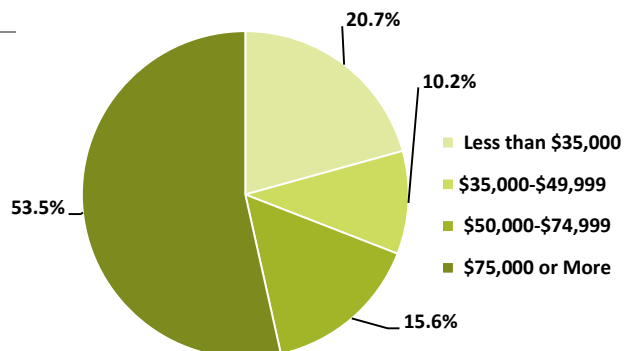| Data Source:	2009-2013 American Community Survey								
	Education					Household Income			
	Less than a High School Degree	High School Degree	Some College or Associates Degree	Bachelors Degree	Graduate or Professional Degree	Less than $35,000	$35,000-$49,999	$50,000-$74,999	$75,000 or More
Number:	1,672	3,239	6,070	8,817	5,087	2,932	1,449	2,212	7,594
Percentage:	6.7%	13.0%	24.4%	35.4%	20.4%	20.7%	10.2%	15.6%	53.5%

Age of Housing Units
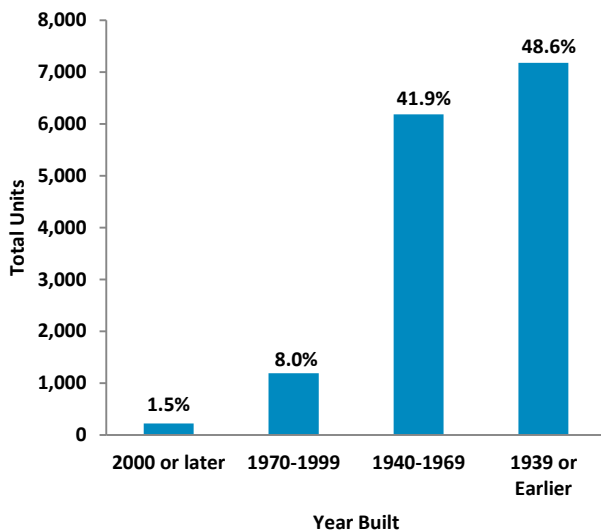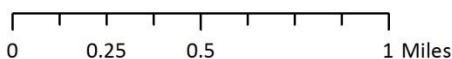

Education
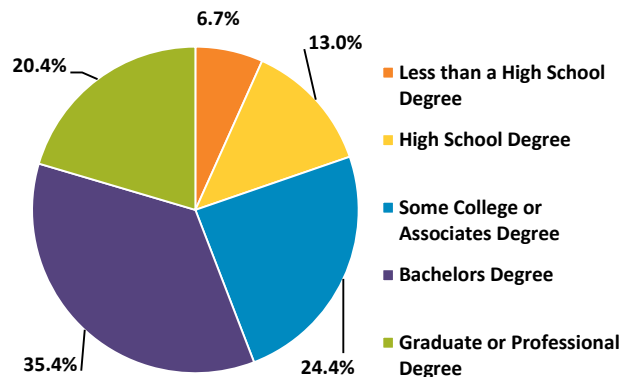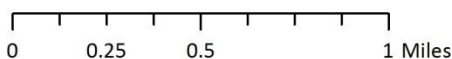
Household Income

Rental Properties

Legend

Armatage (dashed boundary)	Neighborhood Boundaries
(light blue)	Water Bodies
(green)	Parks

Rental Licensed Property Distribution

540 / Sq Mile

0 / Sq Mile
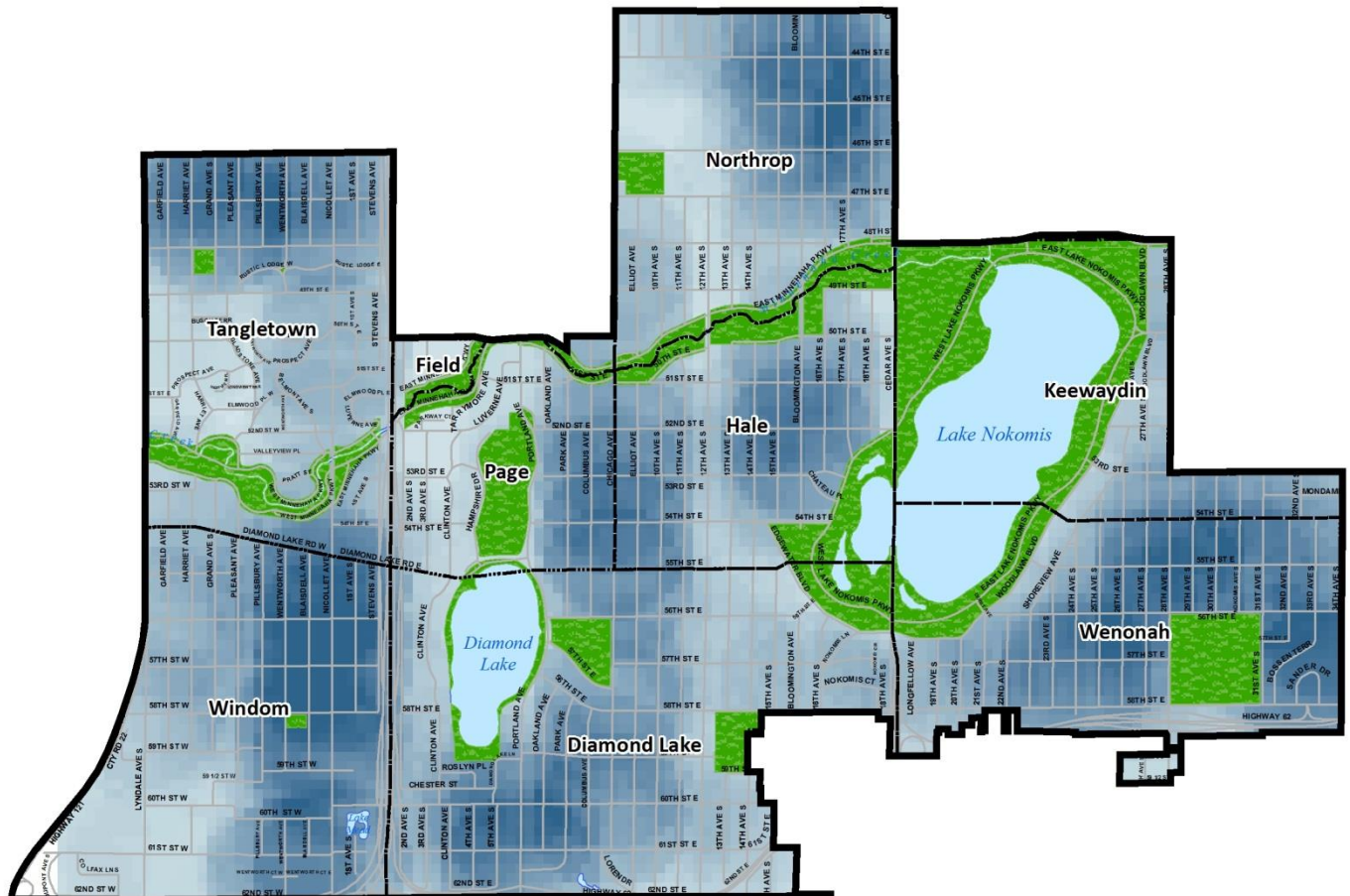
Summary		
Neighborhood	**% of Properties**	**% of Units**
Diamond Lake	17.3%	8.0%
Field	0.4%	0.3%
Hale	9.4%	5.0%
Keewaydin	4.5%	2.2%
Northrop	13.9%	7.5%
Page	3.2%	1.4%
Tangletown	14.0%	16.1%
Wenonah	19.4%	22.0%
Windom	17.9%	37.5%
Total:	**1,018**	**3,114**

0   0.25   0.5   1 Miles

Minneapolis Regulatory Services

2015 Rental License Conversions

Legend

- - - Armatage Neighborhood Boundaries
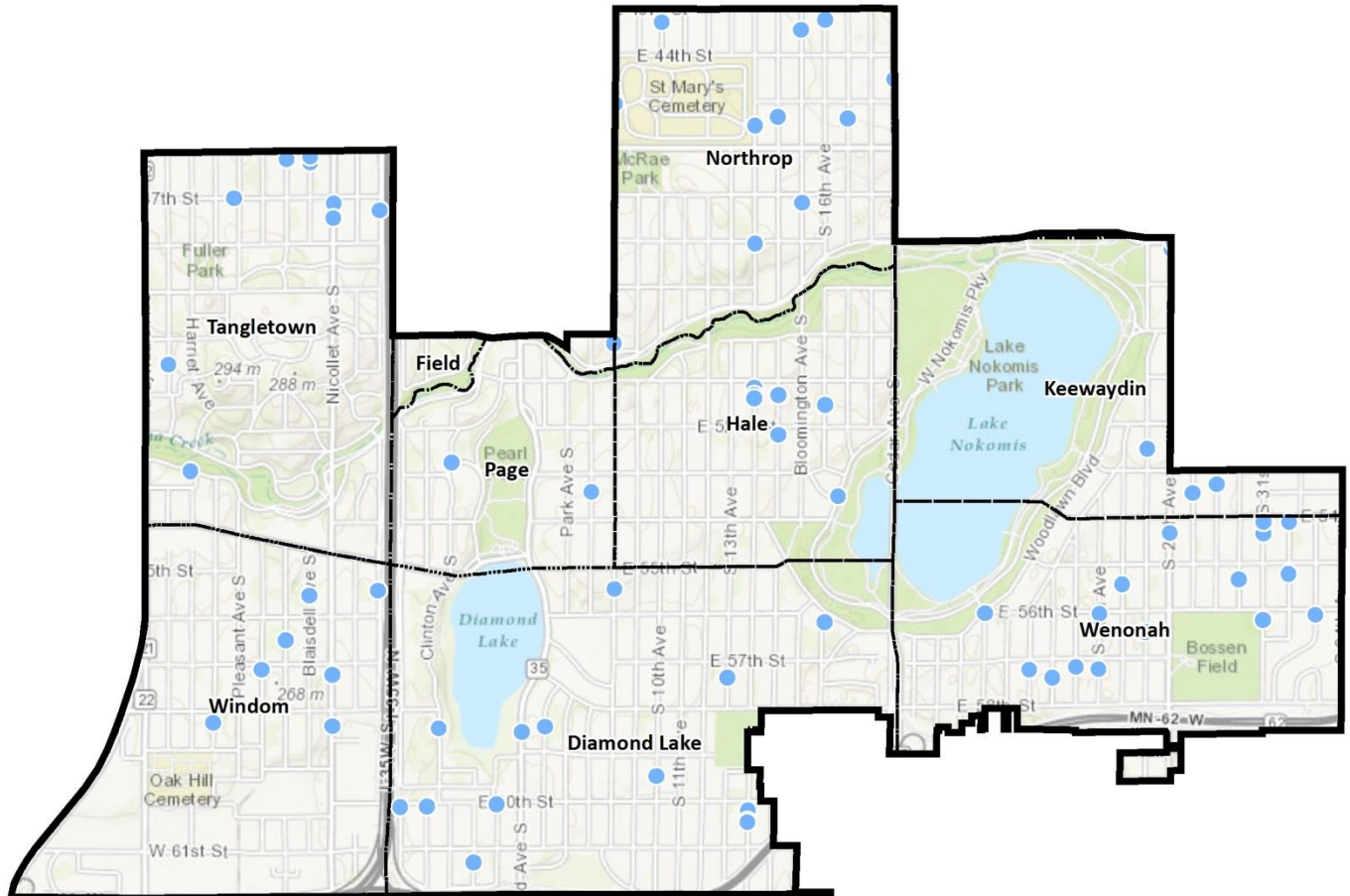
● Conversions

Summary		
Neighborhood	**Conversion Properties**	**%**
Diamond Lake	14	20.6%
Field	1	1.5%
Hale	7	10.3%
Keewaydin	3	4.4%
Northrop	9	13.2%
Page	3	4.4%
Tangletown	8	11.8%
Wenonah	16	23.5%
Windom	7	10.3%
Total:	**68**	**100%**

0   0.25   0.5   1 Miles

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Regulatory Services

2015 Rental License Change of Ownerships

Legend

⬚ Neighborhood Boundaries
Armatage

● Change of Ownerships
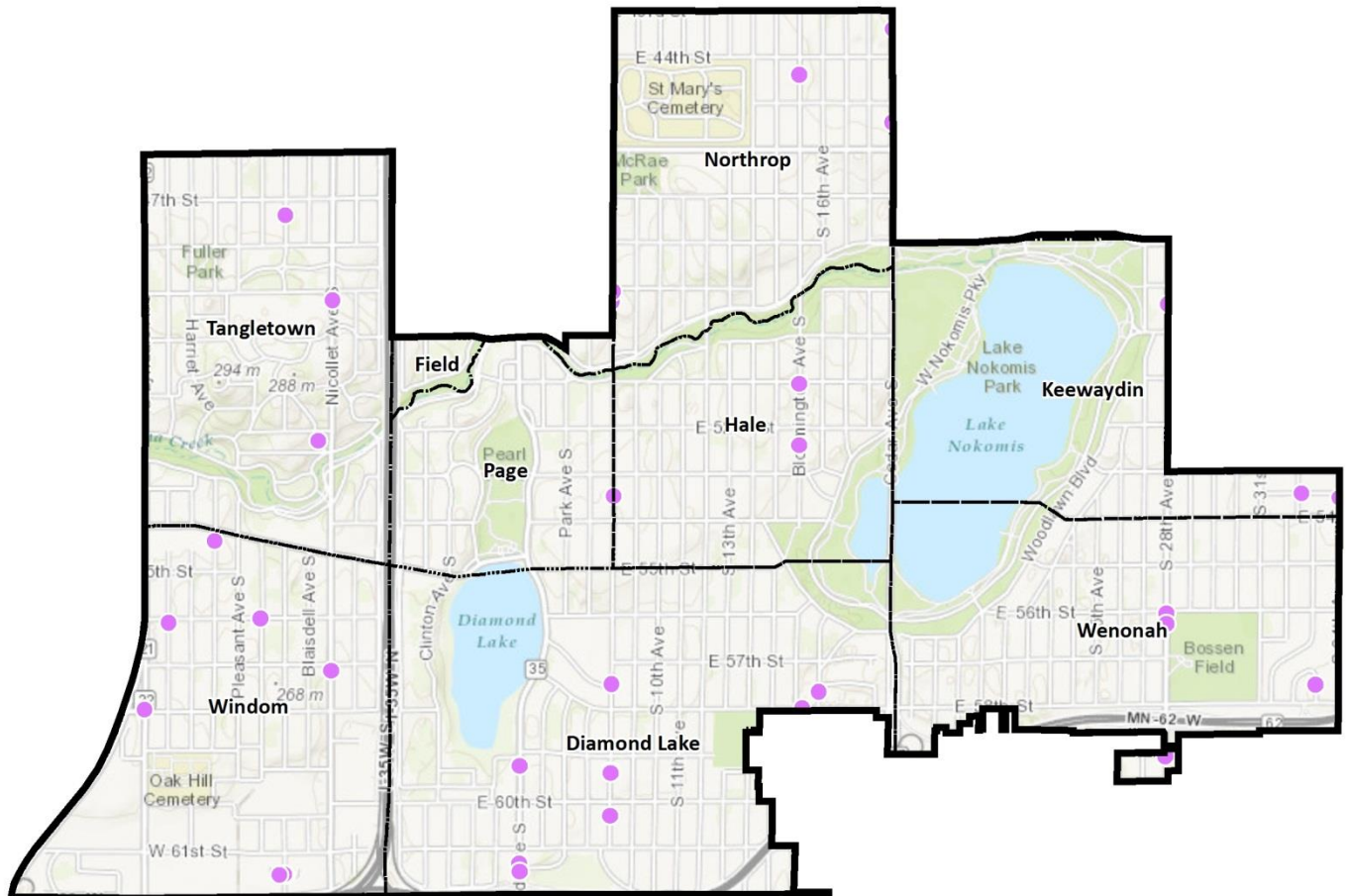
Summary		
Neighborhood	CHOWN Properties	%
Diamond Lake	9	27.3%
Field	0	0.0%
Hale	3	9.1%
Keewaydin	2	6.1%
Northrop	3	9.1%
Page	0	0.0%
Tangletown	3	9.1%
Wenonah	4	12.1%
Windom	9	27.3%
Total:	**33**	**100%**

Minneapolis Regulatory Services

0   0.25   0.5   1 Miles

Tier 2 & 3 Rental Licenses

Legend
- Tier 2 Properties
- Tier 3 Properties
- Armatage Neighborhood Boundaries
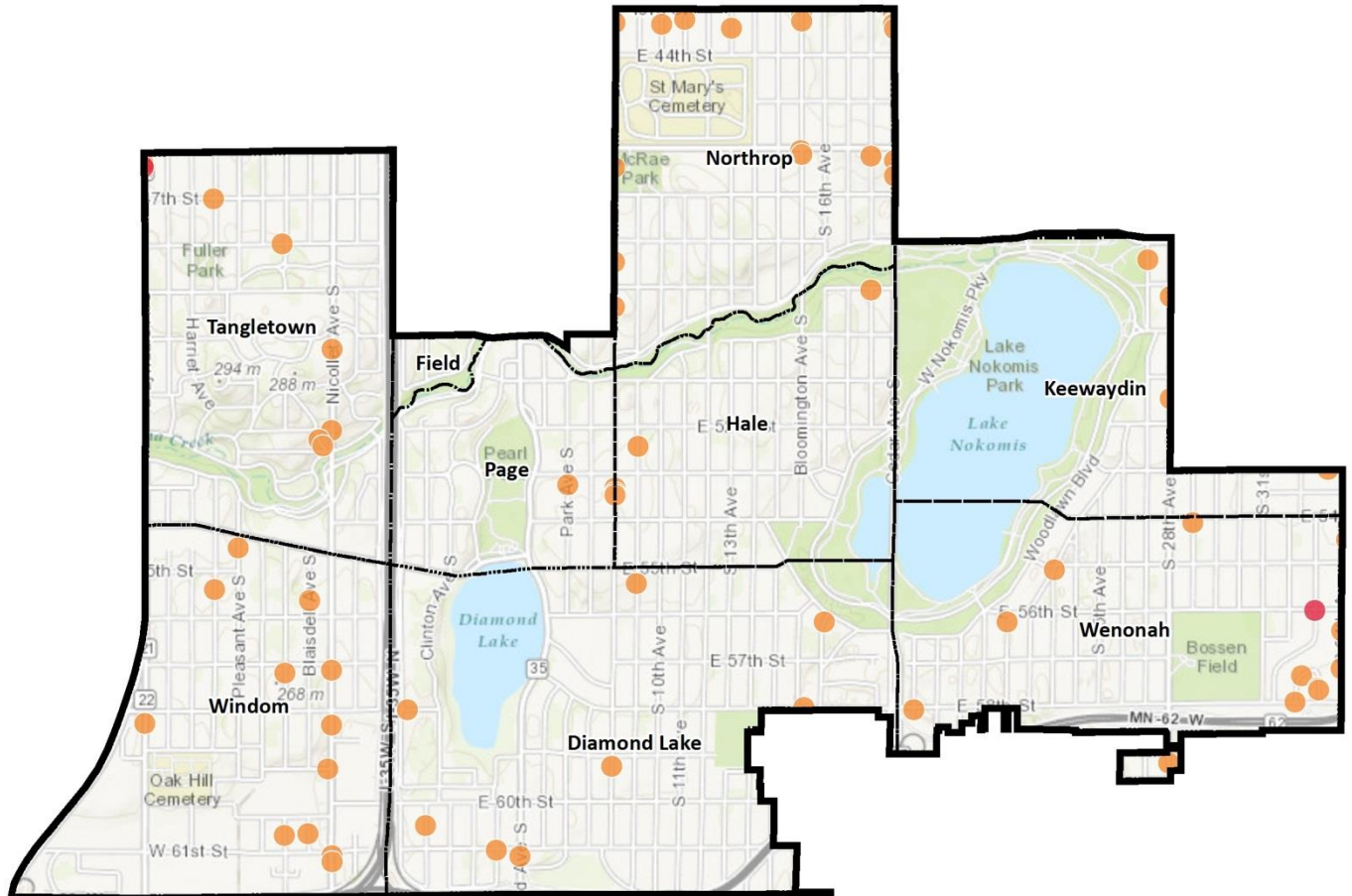
Summary		
Neighborhood	Tier 2 Properties	Tier 3 Properties
Diamond Lake	12.4%	0.0%
Field	0.0%	0.0%
Hale	7.8%	0.0%
Keewaydin	6.3%	0.0%
Northrop	20.3%	0.0%
Page	1.6%	0.0%
Tangletown	9.4%	0.0%
Wenonah	23.4%	100%
Windom	18.8%	0.0%
Total:	**64**	**1**

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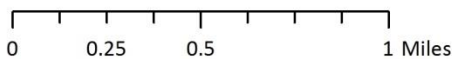
Condemned and Vacant (VBR) Properties

Legend

Armatage	Neighborhood Boundaries
●	VBR
▲	VBR & CON
⬟	CON
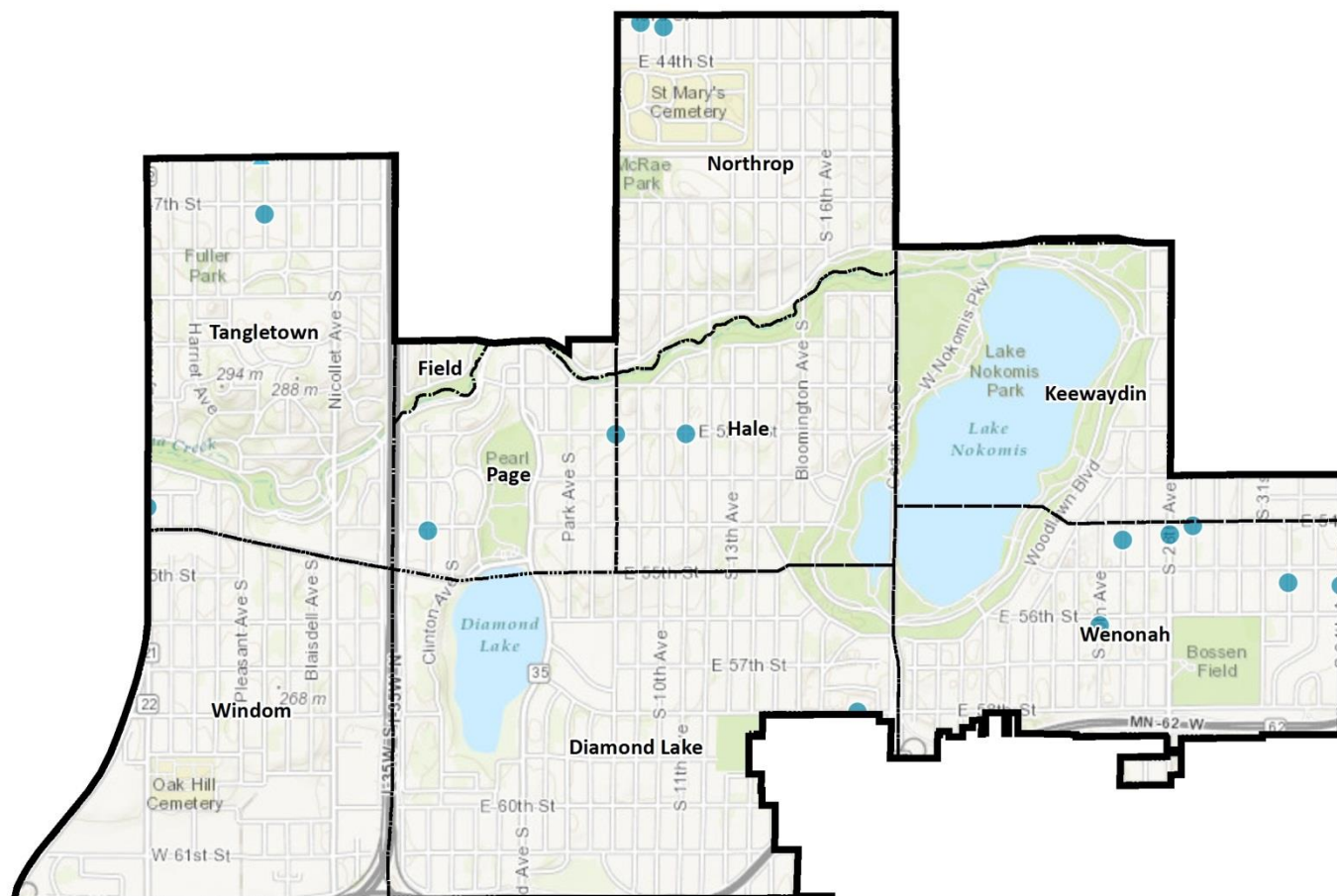
Summary			
Neighborhood	VBR	CON	VBR & CON
Diamond Lake	1	0	0
Field	0	0	0
Hale	2	0	0
Keewaydin	0	0	0
Northrop	2	0	0
Page	1	0	0
Tangletown	1	0	0
Wenonah	6	0	0
Windom	0	0	0
Total:	**13**	**0**	**0**

0   0.25   0.5   1 Miles

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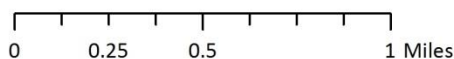
Conduct on Premise (COP) and Problem (PPU) Properties

Legend

- Armatage · · · Neighborhood Boundaries
- Water Bodies
- Parks
- ● COP Properties
- ● PPU Properties

Police Call Distribution (2 Years)
- 13,824 / Sq Mile
- 0 / Sq Mile

Summary				
Neighborhood	COP	PPU	COP & PPU	Police Calls
Diamond Lake	0.0%	100%	0.0%	9.1%
Field	0.0%	0.0%	0.0%	0.3%
Hale	0.0%	0.0%	0.0%	3.2%
Keewaydin	0.0%	0.0%	0.0%	4.9%
Northrop	20.0%	0.0%	0.0%	15.7%
Page	0.0%	0.0%	0.0%	2.3%
Tangletown	0.0%	0.0%	0.0%	13.2%
Wenonah	80.0%	0.0%	0.0%	22.6%
Windom	0.0%	0.0%	0.0%	28.7%
Total:	5	1	0	11,769

Minneapolis Regulatory Services

0   0.25   0.5   1 Miles

Housing Violations (Last 2 years)

Legend

- **Armatage** ---- Neighborhood Boundaries
- Water Bodies
- Parks

Housing Violation Distribution
- 1,242 / Sq Mile
- 0 / Sq Mile
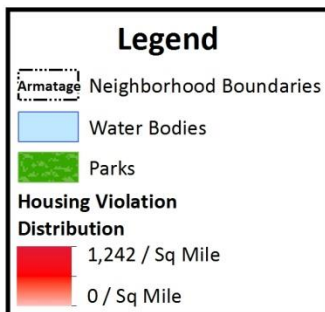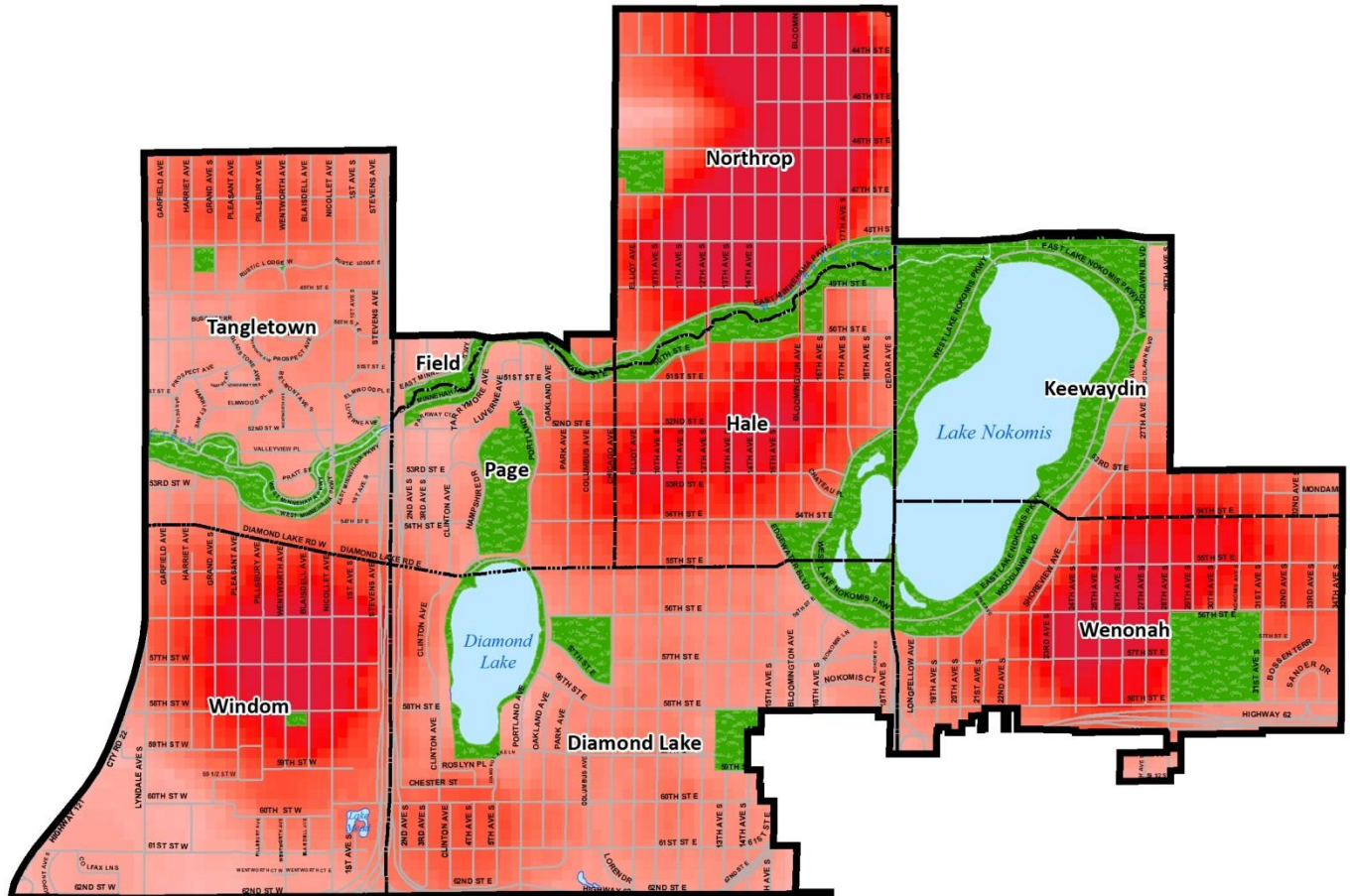
Summary		
Neighborhood	**% of Properties**	**% of Violations**
Diamond Lake	10.9%	10.9%
Field	0.5%	0.5%
Hale	11.9%	9.4%
Keewaydin	3.7%	4.4%
Northrop	26.5%	24.9%
Page	4.1%	3.4%
Tangletown	9.0%	10.9%
Wenonah	17.7%	23.7%
Windom	15.7%	11.9%
Total:	**2,113**	**5,196**

Minneapolis Regulatory Services

2015 311 Service Requests

Legend

- Neighborhood Boundaries (Armatage)
- Water Bodies
- Parks

311 Service Request Distribution
- 385 / Sq Mile
- 0 / Sq Mile
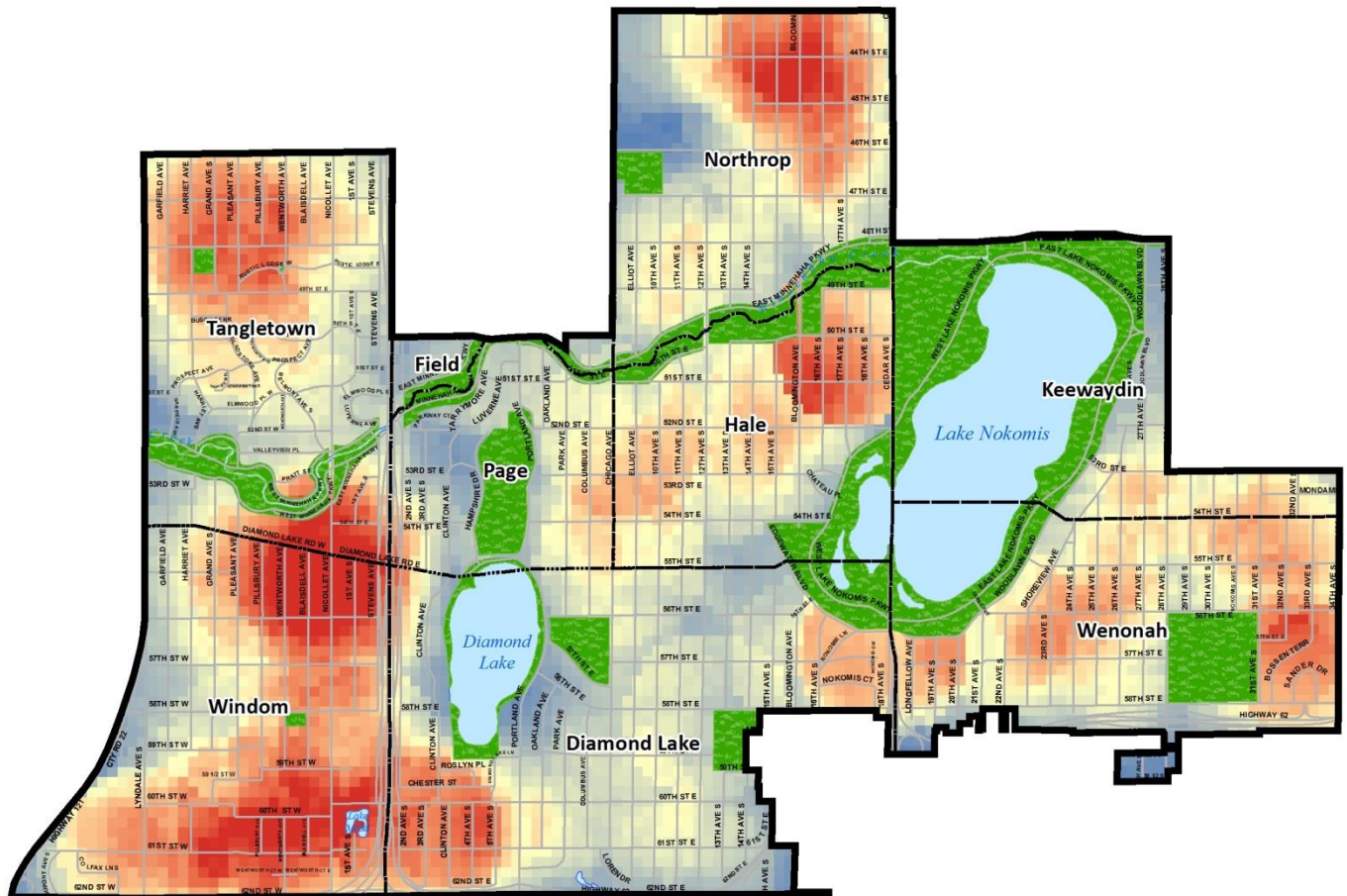
	Summary		
Neighborhood	Animal Control	Inspections	Traffic Control
Diamond Lake	18.8%	16.8%	14.1%
Field	1.0%	0.7%	0.2%
Hale	7.7%	10.5%	11.2%
Keewaydin	6.2%	5.1%	3.1%
Northrop	17.4%	14.6%	11.9%
Page	4.0%	4.9%	3.3%
Tangletown	13.2%	12.8%	19.0%
Wenonah	16.1%	19.0%	7.3%
Windom	15.6%	15.6%	29.9%
Total:	**403**	**725**	**646**

0   0.25   0.5   1 Miles

Minneapolis Regulatory Services

2015 Traffic Control Citations

Legend

- Neighborhood Boundaries
- Water Bodies
- Parks

Traffic Control Citation Distribution

- 1,219 / Sq Mile
- 0 / Sq Mile
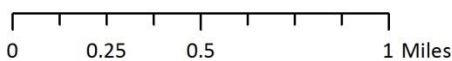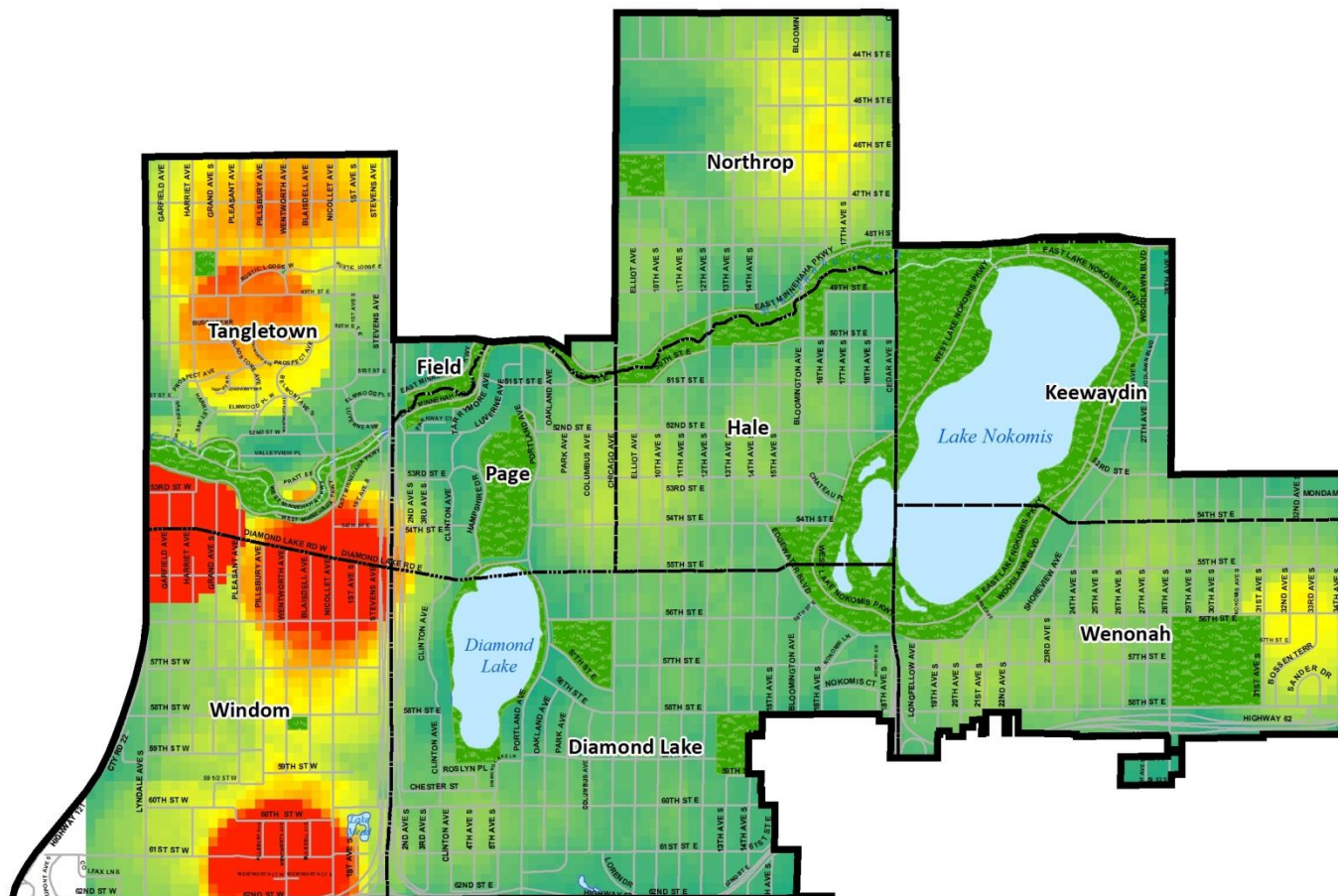
Summary		
Neighborhood	Citations	%
Diamond Lake	143	6.9%
Field	4	0.2%
Hale	100	4.9%
Keewaydin	24	1.2%
Northrop	227	11.0%
Page	50	2.4%
Tangletown	732	35.5%
Wenonah	212	10.3%
Windom	569	27.6%
Total:	**2,061**	**100%**

0   0.25   0.5   1 Miles

Minneapolis
Regulatory Services
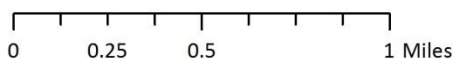
2015 Traffic Control Winter Snow Emergency Citations

Legend

Armatage	Neighborhood Boundaries
	Water Bodies
	Parks

Snow Emergency Citation Distribution

62 / Sq Mile
0 / Sq Mile
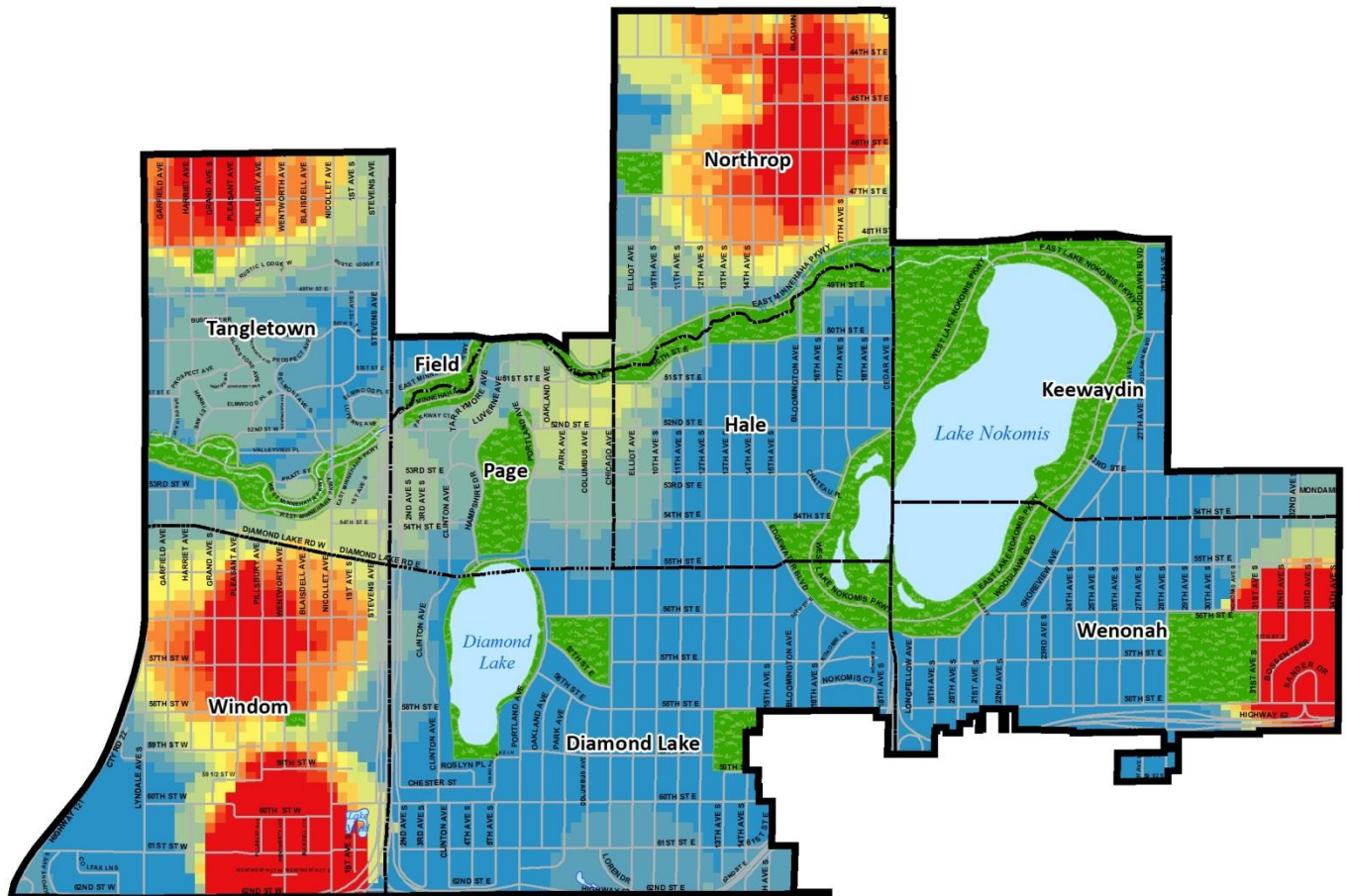
Summary		
Neighborhood	Citations	%
Diamond Lake	1	0.8%
Field	1	0.8%
Hale	0	0.0%
Keewaydin	0	0.0%
Northrop	35	28.9%
Page	6	5.0%
Tangletown	21	17.4%
Wenonah	16	13.2%
Windom	41	33.9%
Total:	**121**	**100%**

0   0.25   0.5   1 Miles

Minneapolis Regulatory Services

Dangerous Dogs

Legend
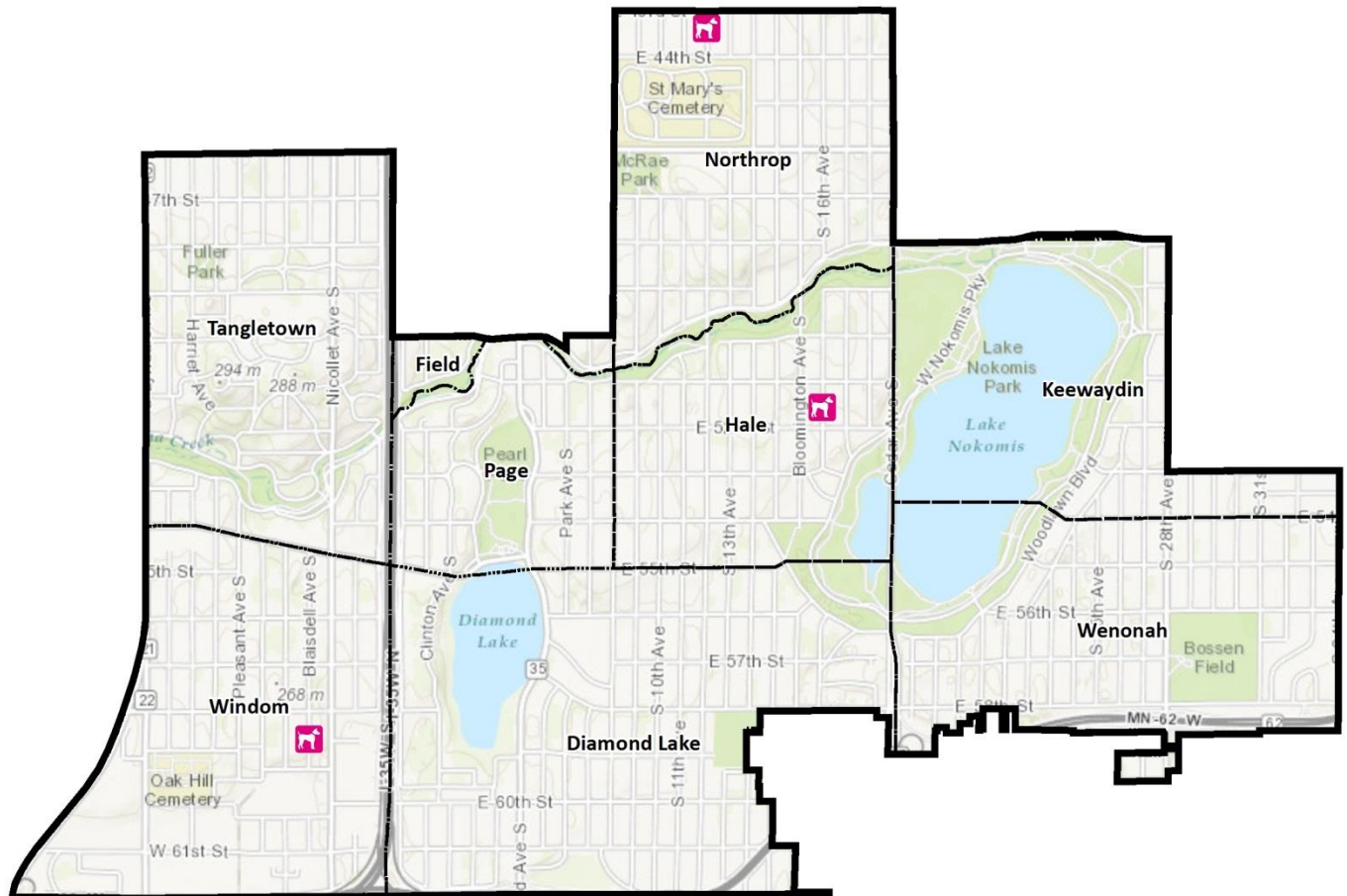
Armatage — Neighborhood Boundaries

🐕 Dangerous Dog

Summary	
Neighborhood	Dangerous Dogs
Diamond Lake	0.0%
Field	0.0%
Hale	33.3%
Keewaydin	0.0%
Northrop	33.3%
Page	0.0%
Tangletown	0.0%
Wenonah	0.0%
Windom	33.3%
Total:	**3**

Minneapolis Regulatory Services
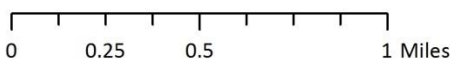
Endnotes

1.Change of Ownership and Conversion rental license data in the report only includes instances that were reported and enforced by our department. Please visit the Minneapolis Code of Ordinances, Chapter 244.1870 for more details.
2.Police call data only includes calls attributed to a parcel. Police calls occurring on intersections, streets, or locations not identified at a parcel are not included.
3.Snow emergency citations are only from one declaration from late December of 2015. Data for the remaining 2015-2016 winter season was unavailable at the time of obtaining this content.
4. The American Community Survey used 161,401 different household units to calculate the proportion of cost-burdened households in the City of Minneapolis. Cost-burdened households are defined by the United States Census Bureau as households that spend at least 30% of annual household income on household costs

Sources

*Demographic data was compiled by **Minnesota Compass** and comes from the 2010 Census as well as the 2009-2013 American Community Survey. The data compiled is for all neighborhoods within Ward 11 including Diamond Lake, Field, Hale, Keewaydin, Northrop, Page, Tangletown, Wenonah, and Windom.*

All current City of Minneapolis data is as of January 1, 2016. This includes:
- *311 Service Requests*
- *Animal Care & Control data*
- *City Assessor's Land Use data*
- *Housing violations data*
- *Police calls*
- *Properties with animal, housing and police issues*
- *Rental License information*
- *Traffic Control citations*